

PLANNING COMMISSION REPORT



MEETING DATE: May 25, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Slim And Tone Scottsdale - 7-UP-2005

REQUEST

Request a conditional use permit for a health studio in a suite of an existing building located at 2765 N. Scottsdale Road with Highway Commercial District (C-3) zoning.

Key Items for Consideration:

- Site is located in an existing commercial center, no new construction is proposed.
- Adequate number of parking spaces exists on-site.
- The use will not have a negative impact on traffic or the surrounding development.
- No public opposition has been received regarding this request.

OWNER

Scottsdale Retail Center 02 LLC
480-607-7741

APPLICANT CONTACT

Piper Hunkins
Slim and Tone Scottsdale
480-947-7546

LOCATION

2765 N Scottsdale Rd

BACKGROUND

Zoning.

The site is zoned Highway Commercial (C-3) district that allows commercial retail and office types of uses; a health studio needs a Conditional Use Permit approval in this district.

Context.

The proposed health studio tenant space is in a commercial strip center that is anchored by a grocery store. Other buildings in the center include a smaller strip commercial building and a pad site that has a gas station and coffee shop. Commercial retail development is located to the north and west of this commercial center.

To the south and east is a single-family residential subdivision.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The applicant proposes to open a new health studio with a boutique style atmosphere, offering 30-minute workouts using hydraulic resistance machines



and cardiovascular exercise for strength and endurance. Massage will be offered and performed by certified massage therapists. Individual training is proposed. In addition, the facility would include classes for pilates, yoga, swiss ball, and stretch and tone.

The existing tenant space is approximately 1,500 square feet. No building or construction is proposed at this time and the applicant intends to make use of the existing improvements.

IMPACT ANALYSIS

Traffic.

The applicant has provided a trip generation table that demonstrates anticipated trips throughout the business day. The facility is estimated to generate 74 client trips per day. The peak of trips will be between 6:00 a.m. and 8:00 a.m. with a maximum 8 client trips per hour. A second peak time is between the hours of 5:00 p.m. and 7:00 p.m. with a maximum 8 client trips per hour.

Scottsdale Road is a major arterial and Thomas Road is a minor arterial. Both of these streets are built to their full design and are capable of handling this proposed traffic.

Water/Sewer.

City water and sewer lines exist to the site from Scottsdale Road and Thomas Road.

Fire.

Rural Metro has reviewed this proposal and it conforms to the minimum requirements for fire protection and fire apparatus access.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - ***This use does not generate smoke, odor, dust, vibration, or illumination.***
 - ***Noise will be contained within the building.***
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - ***This use does not generate an unusual volume or character of traffic and therefore does not negatively impact traffic in this vicinity.***
 3. There are no other factors associated with this project that will be materially detrimental to the public.

- *These types of small health studios are typically good commercial tenants with no impacts.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- *This use is located within a commercial center, and will be contained in approximately 1% of the property's overall gross floor area.*
 - *Some of the uses in this shopping center are larger and create more impacts compared to this proposed health studio. The proposed use is compatible with the existing and permitted uses in this commercial center.*
 - *The operations of the health studio do not create incompatible characteristics with the nearby residential development.*
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
- There are no additional conditions specified in Section 1.403.*

Community Involvement.

The applicant has completed their neighborhood involvement by contacting the surrounding property owners and business managers. All of the surrounding contacts are in support of and do not object to the proposal.

Community Impact.

This facility will add a health studio to the currently available services in this area. The size and nature of the facility will not be a significant impact on the streets, infrastructure, or City services in this area.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

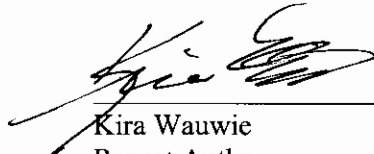
Planning and Development Services Department


Current Planning Services

STAFF CONTACT(S)

Kira Wauwie
Project Coordination Manager
480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY


Kira Wauwie
Report Author


Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Conditions
6. Trip Generation
7. Citizen Involvement
8. City Notification Map
9. Site Plan
10. Floor Plan
11. Elevation Photograph

Project Narrative

April 26, 2005

Project No:

Coordinator: Kira Wauwie

Case No: 241-PA-05

Project Name: Slim and Tone Scottsdale

Project Location: 2765 N. Scottsdale Rd. Suite 115, Scottsdale, AZ 85257

Proposed Hours of Operation:

Monday – Friday 6am to 7pm

Saturday from 8am to noon

Slim and Tone Scottsdale is a 30-minute workout for women that is built on the foundation of Core 4™: Endurance, Strength, Flexibility and Nutrition. Specifically, the facility provides members with a time efficient "circuit" that alternates hydraulic resistance machines and cardiovascular exercises to build strength and endurance.

Located in a small facility with 1,517 square feet, Slim and Tone Scottsdale will offer a boutique-style atmosphere for women trying to get away from the large gym environment. Specifically, we offer:

- ... Hydraulic, non load-bearing equipment to increase endurance and strength.
- ... Cardio equipment including bosu balls and running boards.
- ... Resistance bands for strength and stability balls for flexibility and strength.
- ... Classes including, pilates, yoga, Swiss ball and stretch and tone.
- ... Massage for women given by female, certified massage therapists.

After signing in at the front desk (scanning their membership tag), participants will either meet with a certified personal trainer for individual training, take a class or jump in on the circuit. During the course of a 30-minute circuit workout, the member will complete two revolutions and exercise all major groups of muscles. Classes will be conducted 5 to 7 times a week for approximately 7 clients. The classes are small to encourage individualized attention. Finally, clients interested in personal training will be paired with a qualified individual for one-hour sessions.

Because this is a women's workout facility all instructors and massage therapists will also be women who will be required to maintain certification by industry-recognized institutions.

Because this is a boutique gym we cater to women who want workouts with individualized attention. While we will provide spa-like amenities including massage and personal training, we will not have showers or changing rooms.



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 4/26/05

Project No.: _____ - PA - _____

Coordinator: KIRA WAUWIE

Case No.: 241-PA-DS

Project Name: SLIM AND TONE

Project Location: 2765 N. SCOTTSDALE #115, SCOTTSDALE, AZ 85257

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-3 Proposed Zoning: C-3 w/ minor use

Number of Buildings: 1 Parcel Size: _____

Gross Floor Area/Total Units: 119,000 Floor Area Ratio/Density: _____

Parking Required: _____ Parking Provided: _____

Setbacks: N - _____ S - _____ E - _____ W - _____

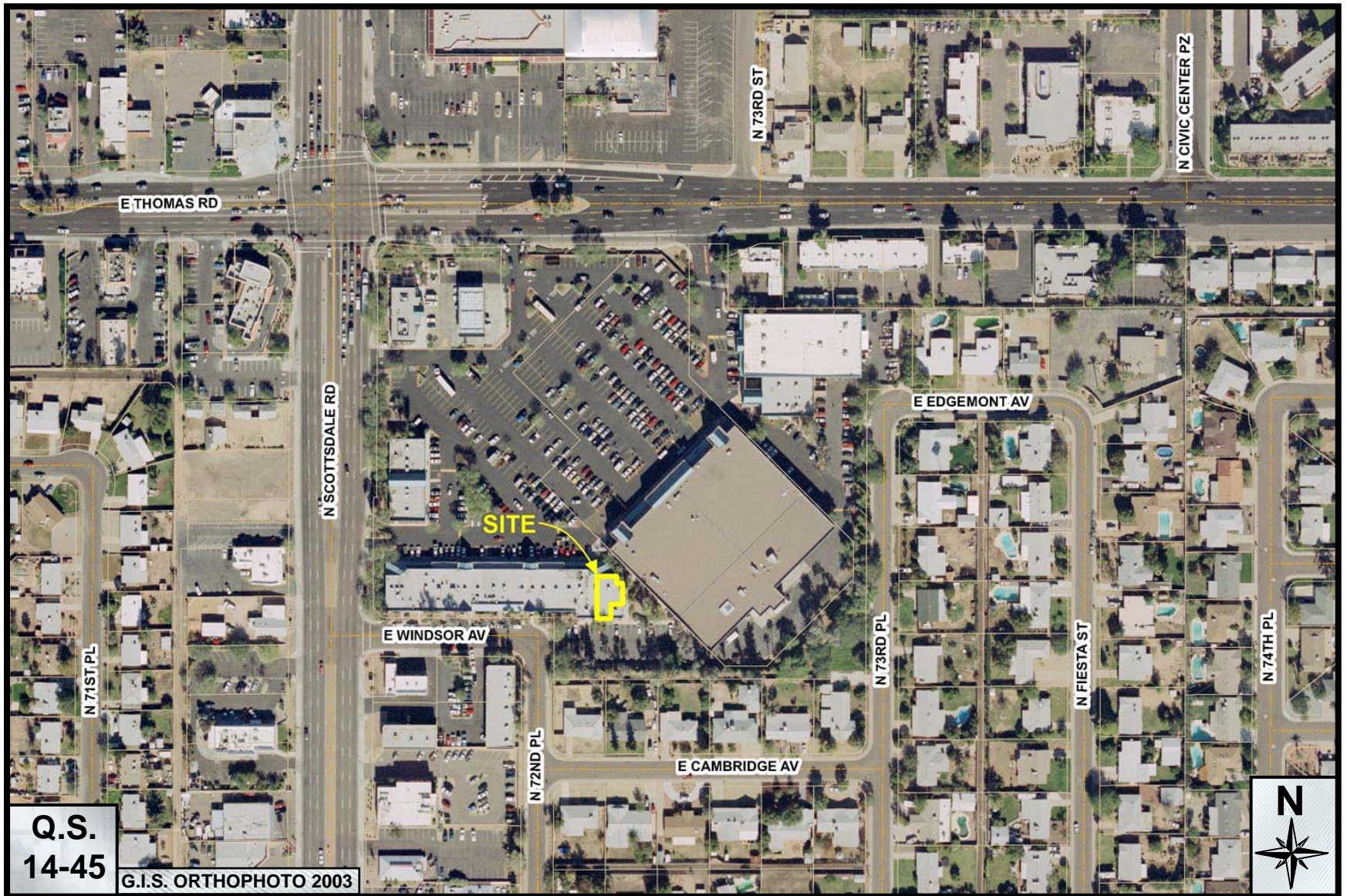
Description of Request:

see attached

7-UP-2005
4-27-05

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Slim And Tone Scottsdale

7-UP-2005

ATTACHMENT #2



Q.S.
14-45

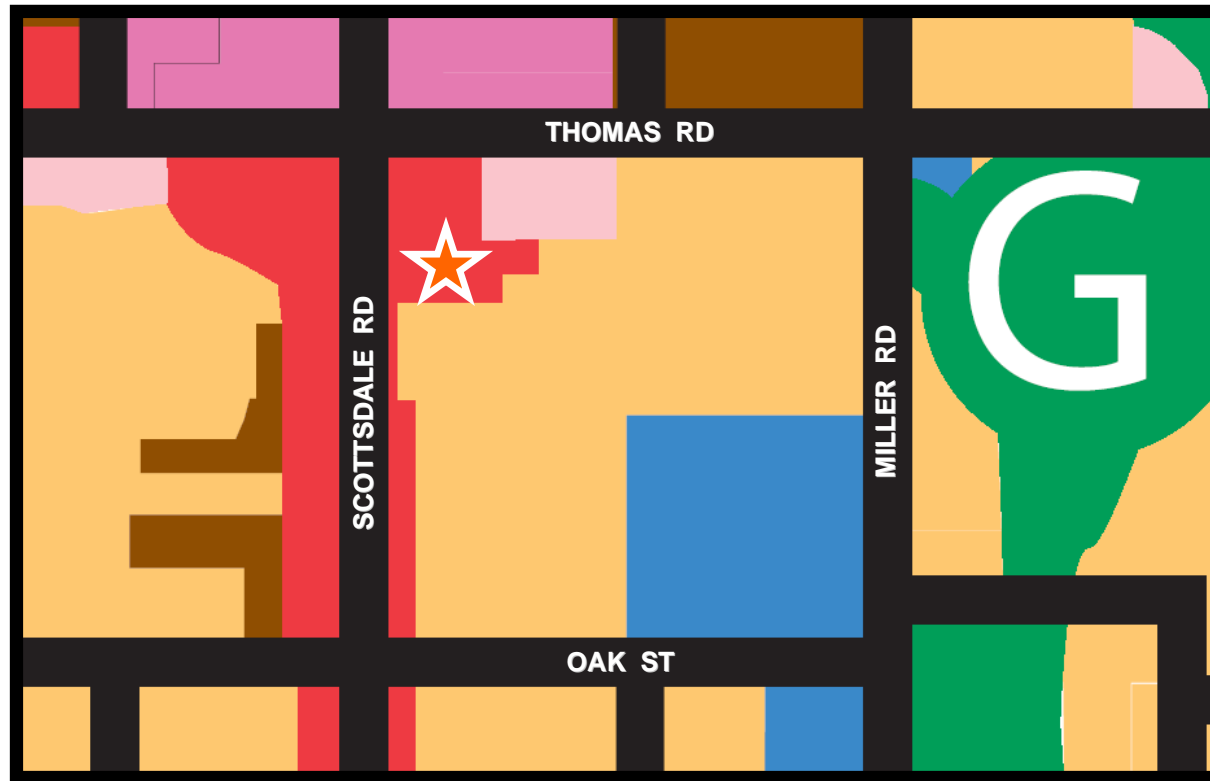
G.I.S. ORTHOPHOTO 2003

Slim And Tone Scottsdale

7-UP-2005

ATTACHMENT #2A

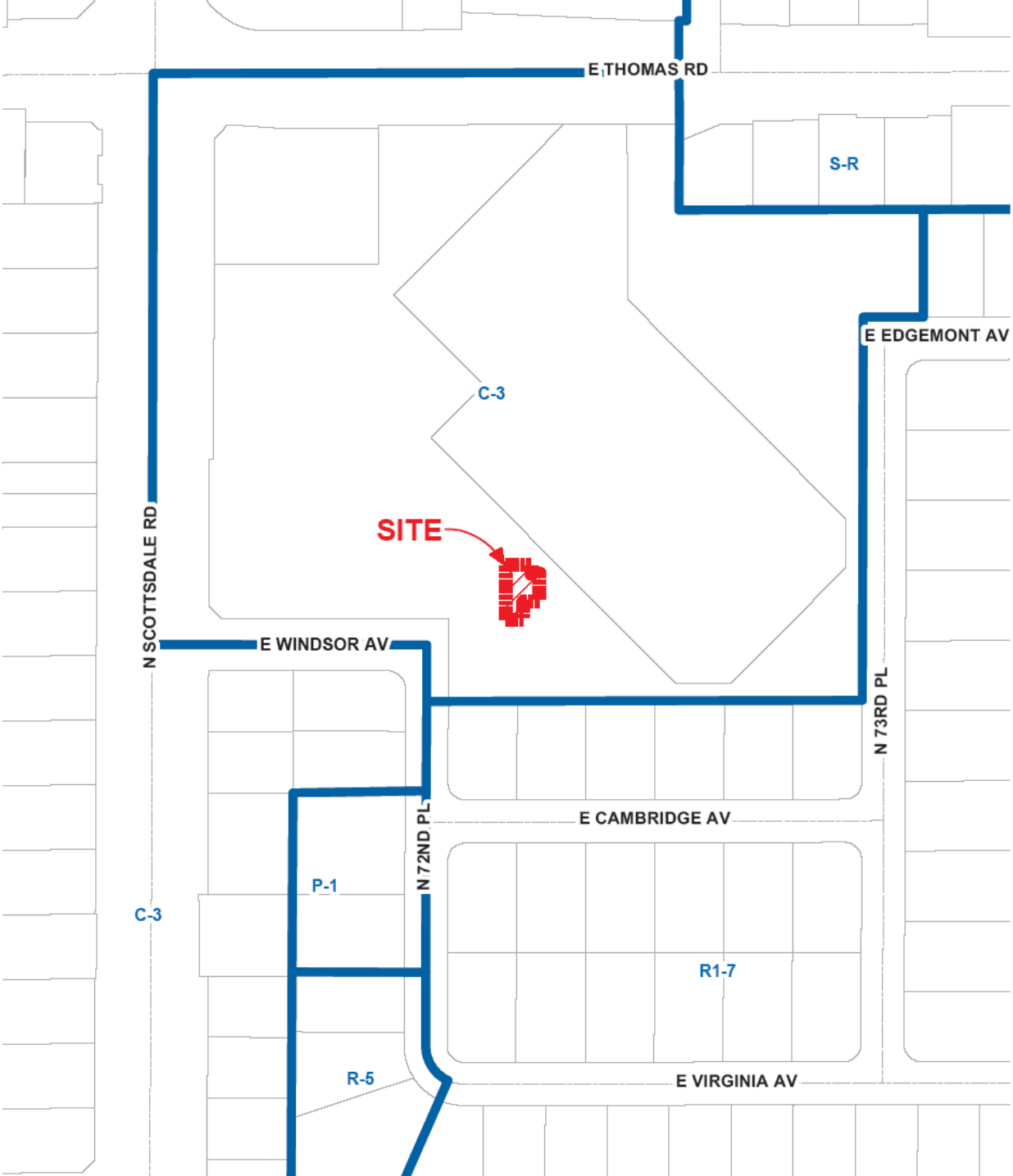
General Plan



7-UP-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

Zoning Map



STIPULATIONS FOR CASE 7-UP-2005

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform to the “for lease” site plan titled “Scottsdale Crossing” by Trammell Crow Company and dated 4/27/2005, and the Floor Plan submitted by Piper Hunkins and dated 4/27/2005. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **OPERATION TO BE CONDUCTED INDOORS.** All activities associated with the health studio operation shall be conducted completely indoors, within the subject suite.
3. **NOISE CONTAINMENT.** Noise created from the health facility shall be contained completely within the subject suite and shall not be audible from adjacent uses and properties.

Trip Generation Comparison

April 26, 2005

Submitted By: Piper Hunkins

Title: Applicant

Company: Slim and Tone Scottsdale

Project Location: 2765 N. Scottsdale Rd. Suite 115, Scottsdale, AZ 85257

Submitted To: City of Scottsdale Planning and Development Services

RE: Case #: 241-PA-05 - Minor Use Permit

Hours	Trips		
	Employee	Instructor	Client
6am	1	2	8
7am	1	2	8
8am	1	2	7
9am	1	2	5
10am	1	1	5
11am	1	1	3
12pm	1	1	4
1pm	1	1	4
2pm	1	1	3
3pm	1	1	3
4pm	1	1	3
5pm	1	2	6
6pm	1	2	7
7pm	1	2	8
Total	1	2	74

Neighborhood Involvement Report

April 26, 2005

Submitted By: Piper Hunkins

Title: Owner

Company: Slim and Tone Scottsdale

Project Location: 2765 N. Scottsdale Rd. Suite 115, Scottsdale, AZ 85257

Submitted To: City of Scottsdale Planning and Development Services

RE: Case #: 241-PA-05 - Minor Use Permit

To Whom It May Concern:

On April 26th, 2005 I spoke in person with people at commercial and residential properties adjacent to the proposed site (2765 N. Scottsdale Rd., Suite 115, Scottsdale, AZ 85257).

I told community members that Slim and Tone Scottsdale intends to open in the above referenced location and that we will operate a women's-only exercise facility with hydraulic equipment, yoga, pilates and massage. The responses from the property owners, managers and directors are as follows:

Owner	Address	Comments
Jon Ulrich	7302 E. Cambridge Ave.	Great. Asked for a brochure for his wife
Ken Fournier	7237 E. Cambridge Ave	That will be great.
Ruth Saylor	7246 E. Cambridge Ave	Sure. That's fine
Richard and Shirley Lenhart	7232 E. Cambridge Ave	That's great. Good luck.
Elected to withhold name	7226 E. Cambridge Ave	Does not object
Twila Legore	2765 N. Scottsdale Rd. #116	Neighbor and owner of Twila's Barber Shop. No problem. Great addition.
Roseanne	2765 N. Scottsdale Rd. #114	Neighbor and manager of Sally's Beauty Supply. Thinks it will be great for business
David Kane	Albertson's	Store Director. No objection. Wishes us well.

In summary, all of the community members surveyed were in support of having Slim and Tone Scottsdale, a women's only workout facility in that space.

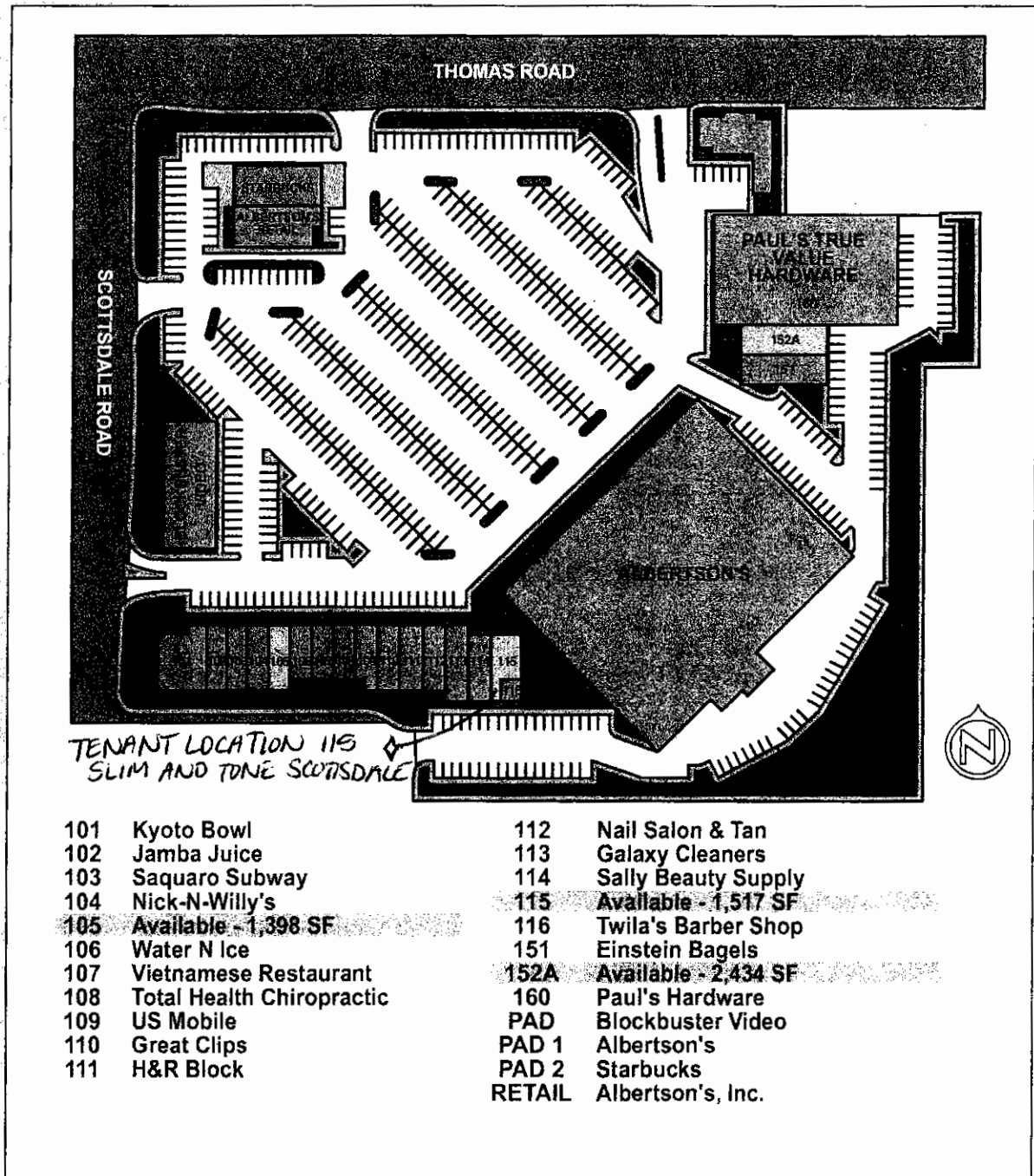
Slim And Tone Scottsdale



SOUTHWEST CROSSING

SEC. of Scottsdale Road and Thomas Road, Scottsdale, Arizona

FOR LEASE



Trammell Crow Company

2850 E Camelback Rd, Suite 270
Phoenix, AZ 85016
602.222.4000 main
602.285.3141 fax
www.trammellcrow.com

MATT MILINOVICH

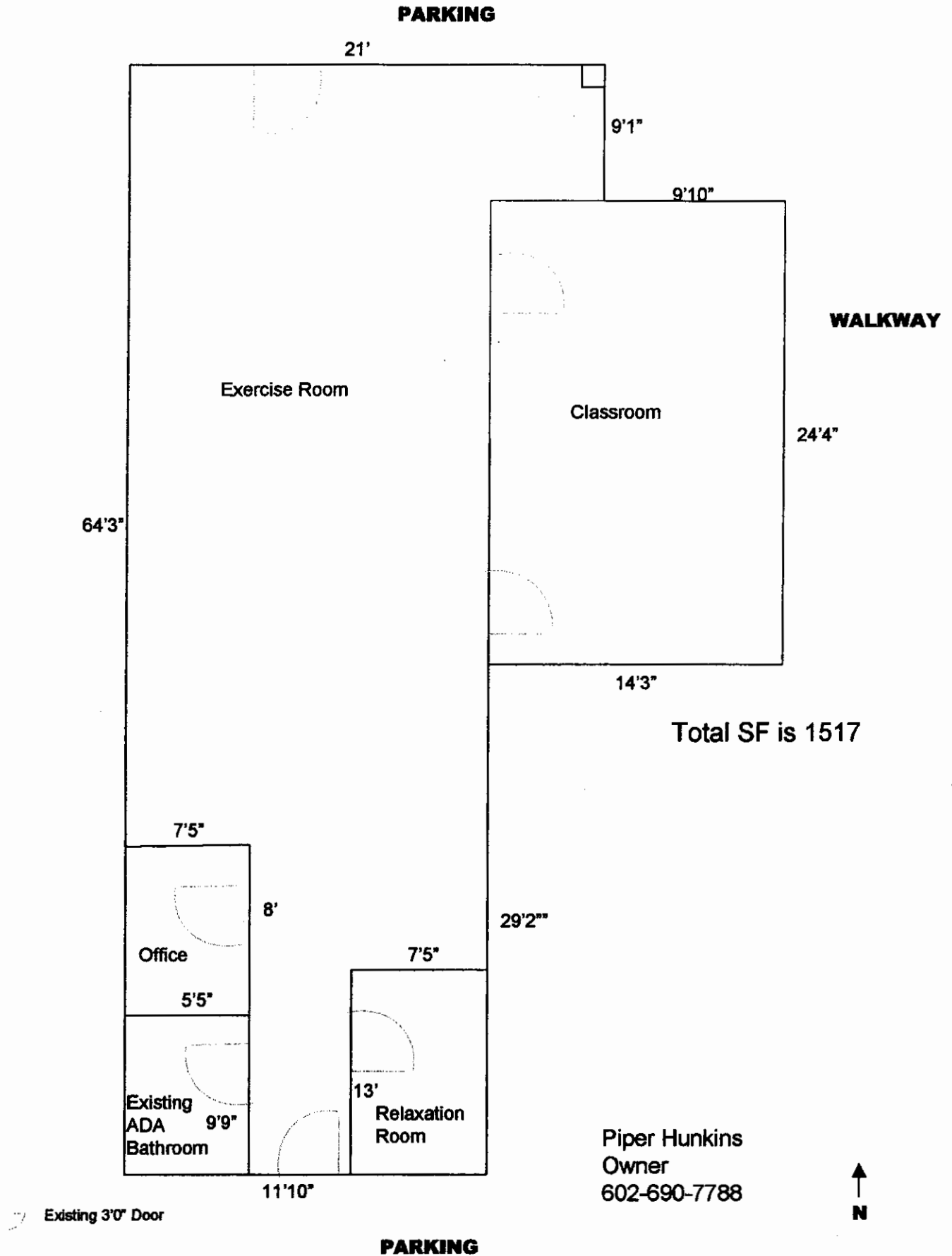
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mmilnovich@trammellcrow.com

JEFF ALBA

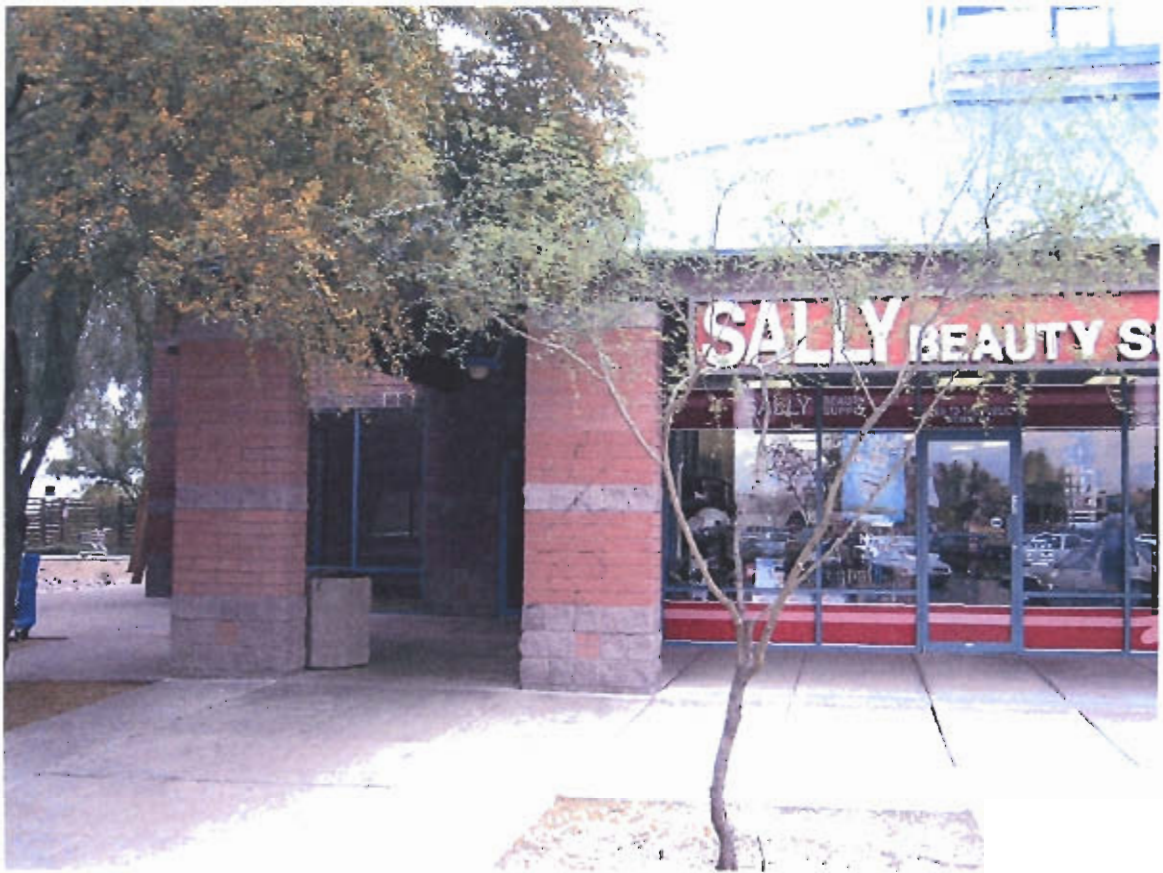
Senior Associate
602.285.3155
jalba@trammellcrow.com

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice.
Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

2765 N. Scottsdale Rd. Suite 115, Scottsdale, AZ 85257
SLIM AND TONE - SCOTTSDALE



Elevation



Tenant Space – Slim and Tone Scottsdale
2765 N. Scottsdale Rd. Suite 115
Scottsdale, AZ 85257